

163.0

0002

0001.A

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

APPRAISED: 26,313,000 / 26,313,000
USE VALUE: 26,313,000 / 26,313,000
ASSESSED: 26,313,000 / 26,313,000

Total Card / Total Parcel

26,313,000 / 26,313,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		ACTON ST, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
934	311410.440	24,696,200		1,616,800	26,313,000	
Total Card	7.149	24,696,200		1,616,800	26,313,000	Entered Lot Size
Total Parcel	7.149	24,696,200		1,616,800	26,313,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	170.44	/Parcel: 170.44	Land Unit Type:

User Acct	108350
GIS Ref	
GIS Ref	
Insp Date	05/16/00
!12681!	

**USER DEFINED**

Prior Id # 1:	108350
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	15:23:02
Danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

OWNERSHIP

Unit #:

Owner 1: TOWN OF ARLINGTON SCHOOL	
Owner 2: OTTOSON JR HIGH WEST	
Owner 3:	
Street 1: 730 MASS AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7.149 Sq. Ft. of land mainly classified as Improved-Edu with a School Building built about 1921, having primarily Brick Exterior and 154380 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 40 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
934	Improved-Edu	43560		Sq. Ft.	Site			0	70.	0.50	8									1,524,600						1,524,600	
934	Improved-Edu	6.149		Acres	Excess		1.0	0	15,000.	1.00	8									92,235						92,200	

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	NONE-01		1/1/1901	Family		No	No	N	

BUILDING PERMITS**ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2017	1042	Renovate	2,000	C				
7/20/2016	1012	Manual			7/20/2016			Add interior parti
8/13/2015	1136	Solar Pa	300,000		8/13/2015			nstall solar panel
8/13/2015	1135	Solar Pa	300,000					
6/27/1996	290		8,800,000					REMODEL SCHOOL

Date	Result	By	Name
5/16/2000	Meas/Inspect	264	PATRIOT
6/1/1983		SL	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																											
Type: 58 - School		Full Bath	Rating:	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 40	Rating: Average	A HBth:	Rating:	OthrFix: 16	Rating: Average	1921.																																							
Sty Ht: 3 - 3 Story																																																							
(Liv) Units: 1	Total: 1																																																						
Foundation: 1 - Concrete				Frame: 2 - Steel				Prime Wall: 7 - Brick				Sec Wall: %																																											
Roof Struct: 4 - Flat				Roof Cover: 4 - Tar & Gravel				Color:				View / Desir:																																											
GENERAL INFORMATION																																																							
Grade: B - Good				Const Mod:				Lump Sum Adj:				Condo Information																																											
Year Blt: 1921				Eff Yr Blt:				Location:				Total Units:																																											
Alt LUC:				Alt %:				Floor:				RMS: 0																																											
Jurisdct:				Fact: .				% Own:				BRs: 0																																											
								Name:				Baths: 40																																											
INTERIOR INFORMATION																																																							
Avg Ht/FL: 10				Prim Int Wal 1 - Drywall				Sec Int Wall: %				Partition: T - Typical				DEPRECIATION																																							
Bsmnt Flr: 14 - Asphalt Tile				Bsmnt Gar: 3 - Typical				Electric: 3 - Typical				Insulation: 2 - Typical				Phys Cond: GD - Good 28%																																							
Subfloor:																Functional: %																																							
																Economic: %																																							
																Special: %																																							
																Override: %																																							
																Total: 28 %																																							
CALC SUMMARY																																																							
Basic \$ / SQ: 180.00				Size Adj.: 0.80647755				Const Adj.: 0.99762255				Adj \$ / SQ: 144.821				Other Features: 353270				Grade Factor: 1.33				NBHD Inf: 1.00000000				NBHD Mod:				WtAv\$/SQ: 1.00				AvRate: 192.61				Ind.Val: 192.61				COMPARABLE SALES											